



±0.84 AC COMMERCIAL LAND FOR SALE
3005 EAST STATE HIGHWAY 71, AUSTIN, TEXAS 78742



Knight Real Estate Company
 PO Box 160607, Austin, TX 78716

Jamie Knight | 512.472.1800 x1 | jamesknight@knightrealestate.com

The information contained herein is from sources deemed reliable by Knight Real Estate Company but is not guaranteed. All offerings are subject to errors, omissions, prior sale, change, or withdrawal without notice. In accordance with rules promulgated by the Texas Real Estate Commission, you are hereby notified you should obtain information disclosing broker representation. Knight Real Estate Company represents the owner of this property. Before entering into any legally binding agreement, you should consult an attorney.

INTRODUCTION

Knight Real Estate Company is pleased to offer 0.84 acres (36,600 SF) located at the northeast corner of East State Highway 71 and Terry Lane. The site is rectangular in shape with level topography and ample drainage.

PROPERTY FACTS

- **Legal Description:** Lot 24-A, Resub of Lots 24-25, Sec 1, Glenbrook Addition, an addition to the city of Austin, Travis County, Texas.
- **Zoned "CS" – General Commercial Svcs. District**
- **One-story, 5,818 SF industrial facility** consisting of three warehouse buildings. These improvements offer no contributory value, the value is based on the land.
- **±200' of frontage on SH-71 & ±180' on Terry Lane**
- **Great location close to Austin Bergstrom International Airport (ABIA), Tesla Gigafactory, numerous corporate campuses, business parks and new developments.**
- **Easy access to major highways including US-183, SH-71, I-35, sh-130 and more**
- **Call for Pricing**

DEMOGRAPHICS

Radius	2023 Population	2028 Proj. Population	Average HH Income
1-mile	3,638	4,809	\$66.167
3-mile	16,072	18.847	\$97.422
5-mile	80,225	87.082	\$93.949

TRAFFIC COUNTS

Hwy 71/Bastrop Hwy: 68,462 VPD (TXDOT 2022)





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AUSTIN MSA - DEMOGRAPHICS

